



## 5 Magdalene Court Gigant Street

Salisbury, SP1 2DL

£279,950



Situated in the city centre, 5 Magdalene Court is a beautiful maisonette across the first and second floors of a small modern development with its own private parking. Newly renovated, this property is ready for immediate move-in and would make an ideal city base. The private entrance leads to an impressive open-plan living space measuring 7m x 6.5m with four large double glazed sash windows and character bay window. This space includes an open-plan living room, dining area, desk space and full integrated kitchen with island. The maisonette offers two well-proportioned double bedrooms on the second floor, both with integrated wardrobes and access to eaves storage, well-appointed bathroom and a separate shower room. Outside, the property benefits from an allocated parking space in a secure car park at the rear, which also includes a bin and bicycle storage shed, the property is also eligible for a parking permit.



## Directions

From Milford Street, turn into Gigant Street where Magdalene Court can be found on your left hand side.

## Private entrance

Front Door with Entry-Phone System

## Entrance Lobby

With stairs leading to the first floor.

## First Floor (approximate floor area 603 sq ft)

### First Floor Landing

Stairs to second floor. Substantial cloak cupboard, radiator, wooden style flooring.

### Living Room/Kitchen 22'11" x 21'3" (7m x 6.5m )

A hugely impressive space with great character due to its curved wall, column radiators and bay window. The entire area has a wooden style floor.

Sitting Area – Two sash windows to front aspect, column radiators. Feature bay window with built in desk.

Dining Area – Two sash windows to side and column radiators.

Kitchen – Refitted shaker style wall and base units with solid work surface over. Kitchen island with integrated storage and bins, sitting two. Inset sink unit with mixer tap over. Fitted induction hob with oven under and extractor hood over, integrated fridge/freezer, dishwasher and washing/dryer machine, ceiling spotlights and extractor fan.

## Shower Room

Refitted suite comprising vanity basin, concealed cistern WC and corner shower enclosure with thermostatic controls and wet wall splashback. Range of fitted cupboards, heated towel rail, extractor fan and ceiling spotlights.

## Second Floor Landing

Full height cupboard and access to loft space.

### Bedroom One 18'8" x 7'10" ext to 10'2" (5.7m x 2.4m ext to 3.1m )

Two sash windows to front and side aspects. Two built in wardrobes, double radiator, bedside lights and low level eaves storage cupboards.

### Bedroom Two 19'0" max x 8'2" (5.8m max x 2.5m )

Sash window to side aspect, built in double wardrobe with sliding mirrored doors, radiator and eaves storage cupboards.

## Bathroom

White suite comprising WC, pedestal basin and panelled bathtub with thermostatic shower over, tiled walls and floor, heated towel rail, shaver point, de-mist mirror, extractor fan and ceiling spotlights.

## Outside

To the rear of the property is a gated parking compound with an allocated space for the property, bicycle and bin store.

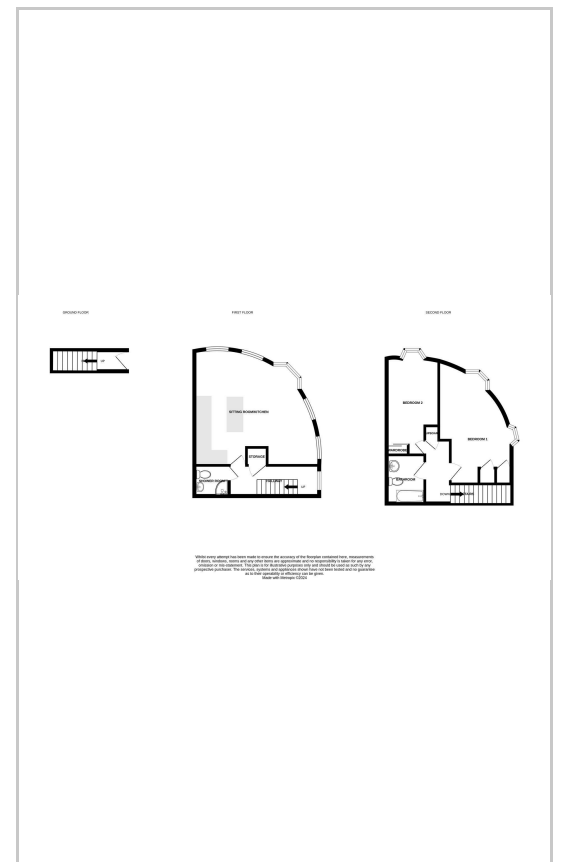
## Agent's Note

Agent's Note - Share of freehold with 125-year lease from 2000 (101 years remaining). A half yearly service charge of £632 has been paid up to 5/6/2025, this amount also contributes to the estate reserve fund.

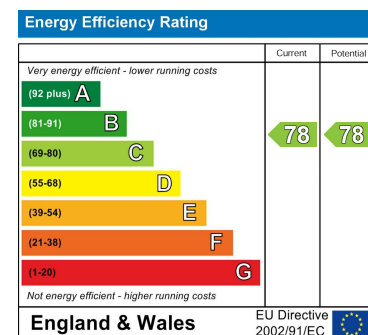
## Area Map



## Floor Plans



## Energy Efficiency Graph



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